



# BOARD BULLETIN

November 27, 2013

## Watercraft Tax Valuation

The County recently conducted an extensive audit and review of personal watercraft values. The County contracted with Vessel Valuation to cross reference boats and motors listed in the Tax Office versus those registered with the NC Wildlife Commission.

Below please find a summary of the return on investment associated with the contracted watercraft value audit:

	2013 Tax Info	2014 Tax Info	Increase
Boats	3,930	4,425	495
Tax Value (millions)	\$18.124	\$20.278	\$2.154
Ad Valorem Tax Revenue			<b>\$14,432</b>
Vessel Valuation Contract Cost			\$2,250
Net Revenue (Return on Investment)			<b>\$12,182</b>

## Property Tax Burden Comparison

The Tax Policy Center recently released a national study examining residential property tax values and their relative burden on homeowners. Stanly County compares favorably to the regional (NC counties associated with **Charlotte Regional Partnership**), state and national averages. Please see a comparison below:

County	Avg. Tax as % of Home Price	Avg. Tax Amount (\$)
Iredell	0.66%	\$1,120
Lincoln	0.74%	\$1,175
<b>Stanly</b>	<b>0.77%</b>	<b>\$983</b>
<b>State</b>	<b>0.78%</b>	<b>\$1,042</b>
Anson	0.80%	\$639
<b>Regional</b>	<b>0.80%</b>	<b>\$1,149</b>
Union	0.80%	\$1,557
Rowan	0.81%	\$1,048
Cleveland	0.84%	\$908
Cabarrus	0.89%	\$1,492
Gaston	1.03%	\$1,284
<b>National</b>	<b>1.05%</b>	<b>\$1,601</b>
Mecklenburg	1.07%	\$1,973

The full study link is at: <http://www.taxpolicycenter.org>

## Water and Sewer Authority –Financial Statements FY 12-13

The Stanly County Water and Sewer Authority (SWSA) finished FY 12-13 by increasing its net assets by \$1.18 million. This increase is largely due to the increase in capital assets associated with the completion of the Cottonville area project.

The FY 12-13 financial audit presented fairly and represented an unqualified opinion from the auditors.

On a modified accrual budgetary basis, which excludes capital and related financing activities as well as depreciation, the Water & Sewer Authority's revenues exceeded expenses by \$90,442. This figure indicates the SWSA is maintaining positive cash flow.

The financial challenge for the Water & Sewer Authority moving forward will be to manage its debt obligations as a result of the significant capital investments since 2008. In the past 12 months, the Water & Sewer Authority's long term debt obligations increased by \$4.26 million.

As such, the Water & Sewer Authority's debt service payments will increase by approximately \$160,000 in FY 14-15 and beyond. It will be important to monitor budgetary cash flow over the next couple of fiscal years before incurring additional long-term debt obligations associated with major capital projects.

## Upcoming Meetings & Events

<b>Thanksgiving Holiday</b>	November 28-29 County Offices Closed
<b>Regular Board Meeting</b>	Monday, December 2 7:00 PM Commons Meeting Room